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Business people who board consult The Tribune's Furnished Room to Let and Boarders Wanted columns. Phone your 10 A. M. to 11 P. M. without appointment. ad to Beekman 3000 .- Advt.

## Merchants and Manufacturers Join Rent Fight

Commercial Lessees to Put Complaints Before the Governor and Special

Many Plants Face Closing

Store Men Prepare Bill to

the critical housing situation.

The commercial lessees, particularly in the downtown manufacturing and office building section, assert they are in desperate straits as a result of the property from the Emery estate in desperate straits as a result of the property from the Emery estate in desperate straits as a result of the exorbitant increases demanded by landlords, and declare that unless relief is forthcoming many plants will have to close. Lawyers, it was said, are giving up their offices and conducting their affairs at home because they are unable to pay the high rents asked.

The Merchants' Rent Committee, representing a federation of forty large mercantile trade groups and associations, have sent a representative to Albany to urge upon the Governor the necessity of having commercial trade groups and associations, have sent a representative to Albany to urge upon the Governor the necessity of having commercial.

sociations, have sent a representative to Albany to urge upon the Governor the necessity of having commercial leases included in any legislation adopted to curb gouging landlords. L. E. Schleeter and Samuel Blumberg, attorneys acting for the commercial interests, also will ask the Governor to receive a delegation of representative business tenants and hear their case before the Legislature meets.

Merchants Prepare Bill

The merchants have prepared a bill

The merchants have prepared a bill

The merchants have prepared a bill

May real Realty Corporation bunght from Jemmie Adler the sixion Building Company, of Brooklyn, will erect a business building and dwelling costing approximately \$40,000, at Fourth Avenue and Forty-lifth dwelling costing approximately \$40,000, at Fourth Avenue and Forty-lifth dwelling costing approximately \$40,000, at Fourth Avenue and Forty-lifth dwelling costing approximately \$40,000, at Fourth Avenue and Forty-lifth dwelling costing approximately \$40,000, at Fourth Avenue and Forty-lifth dwelling costing approximately \$40,000, at Fourth Avenue and Forty-lifth dwelling costing approximately \$40,000, at Fourth Avenue and Forty-lifth dwelling costing approximately \$40,000, at Fourth Avenue and Forty-lifth dwelling costing approximately \$40,000, at Fourth Avenue and Forty-lifth dwelling costing approximately \$40,000, at Fourth Avenue and Fourth-from Building Company, of Brooklyn, will erect a business building costing approximately \$40,000, at Fourth Avenue and Fourth-from Building Company, of Brooklyn, will erect a business building costing approximately \$40,000, at Fourth Avenue and Fourth-from Building Company, of Brooklyn, will erect a business building and dwelling costing approximately \$40,000, at Fourth Avenue and Fourth-from Building Company, of Brooklyn, will erect a business building and dwelling costing approximately \$40,000, at Fourth Avenue and Fourth-from Building Company, of Brooklyn, will erect a business building and dwelling costing approximately \$40,000, at Fourth-from Bu

The merchants have prepared a bill which Senator Peter Abeles plans to introduce, making it unlawful for landlords unreasonably to raise the routs of company to the property of the company of the property o rents on commercial properties. They will not ask that increases be limited to 25 per cent, but will leave the question of reasonableness entirely to the

tion of reasonableness entirely to the courts.

"We do not care what per cent a landlord raises his rent," said Mr. Schlecter yesterday, "so long as it is reasonable. We desire above all to stop the extortionate advances which are being indulged in, and which if continued will surely drive hundreds of firms out of business. Rents in many cases have been raised from \$1.000 to \$3,000, from \$4,000 to \$10,000 and from \$7,000 to \$20,000. We want the courts to have the right to rule on these cases."

Business leases, he said, usually expire about February 1. Laws passed during September would give landlords and tenants sufficient time to adjust their differences in accordance with the new legislation. The chief objection that has been raised against the limitation of rentals on commercial structures, he added, is that they would be unconstitutional.

Housing Laws Protest Health

Housing Laws Protect Health

Housing Laws Protect Health

The laws affecting housing, it is pointed out, are permissible under the constitution because they are an exercise of the police power of the state for the protection of the health and welfare of the community. Any attempt to limit rentals on commercial properties, it is argued, would merely be a measure to regulate profits on a commercial investment.

The first police case under the new rent laws came up in a Brooklyn police court yesterday. Harris Nevin, a real estate broker, of 44 Court Street, Brooklyn, was charged with "interfering with the enjoyment of tenants," and "willful violation of the terms of the lease," offenses created by the new laws. The complainants were Rose Larocca, of 364 Sixty-ninth Street, Brooklyn, and Anthony Digarario, of 115 East 116th Street, Manhattan. They are engaged. According to the testimony given in the Fifth Avenue Court, Miss Larocca made a verbal lease with Nevin on According to the testimony given in the Fifth Avenue Court, Miss Larocca made a verbal lease with Nevin on July 31 for an apartment at 475 Fortyfirst Street, Brooklyn, at a rental of \$50 a month, and paid one month's rent. Several days later Nevin told her she could not have the apartment and offered to return her money. Miss Larocca was unable to get into the apartment and informed her fiance. He established tenancy by forcing an entrance by way of a fire escape and installed two chairs and a table. These, it was testified, Nevin removed to the cellar. Nevin was held in \$500 bail for court. He denied ownership of the building and preferred charges of disorderly conduct against Digarario.

Stable in 16th St. Sold

The five-story stable at 3 5-341 West Sixteenth Street (20x92), has been sold by Edward H. Landon to the 325 West Sixteenth Street Corporation.

Will Add Six More Stories

To West 31st Street Factory
The six-story factory at 446 to 454 West Thirty-first Street is to be enlarged to a twelve-story building for the Castle Realty Company at an estimated cost of \$250,000. George F. Pelham is the architect.

Brooklyn Woman to Become Resident of Hartsdale

BROOKLYN 305 Washington St. of furs yesterday in a raid on an apartment in Manhattan Avenue, a

College preparatory and funter day school, mainsined by Central Y M. C. A.; \$2,000,000 equipment; 3 gyms, 2 pools, lumch room open Sept. 22,
500 bail by Magistrate Ten Eyck.

To Enlarge Bronx Telephone
Building at \$600,000 Cost

McKenzie, Voorhees & Gmelin, architects, have filed plans for making extensive alterations to the three-story
Telephone Courses Open To Womkn.

Term Begins Sept. 23. CASE SYSTEM.
Write for Builetin T.

DWIGHT SCHOOL 72 Park Av.
College & Regents, West Point & Amapolie, 4 ist Yr.
College & Regents, West Point & Amapolie, 4 ist Yr.
Makes a study of the individual student

Fall Term Begins Sept. 20.

Convent Avenue

Bronx.

Disposes of Rockaway House

The Lewis H. May Company resold
for the Four "S" Corporation the
Mardsen property, at the northwest
corner of Franklin and Cornaga avenues, Far Rockaway, L. L., to H. Bloch.
The property consists of a 2½-story
Telephone Exchange Building of the
New York Telephone Company at the
northwest corner of Convent Avenue
and 148th Street. The alterations
consist of adding one story and building a four-story extension at an estimated cost of \$600,000. The New York
Telephone Company is the owner of
record.

Buys Plant at Bridgeport

U. S. SECRETARIAL SCHOOL

The Underwood Typewriter Company bought the former plant of the Bullard Machine Tool Company at Bridgeport, Conn., which, after some afterations, will be used for the manufacture of portable typewriters. The Garden City, Long Island, Open for inspection 9 to 4 Phone 114; Catalog, Address WALTER R. MARSH, Headmaster.

Buys Plant at Bridgeport
The Underwood Typewriter Company at Bridgeport, Conn., which, after some afterations, will be used for the manufacture of portable typewriters. The manufacture of portable typewriters. The begins Sept. 23: 186 Stewart Ave. Garden City, Long Island, Open for inspection 9 to 4 Phone 114; Catalog, Address WALTER R. MARSH, Headmaster.

LEARN TO



### Real Estate News

Building for Gold St.

Street Corner by Hide and

A sixteen-story reinforced concrete

building is to be constructed at 98 to

estimated at \$525,000. The first six

the station.

The sale will be held in a mammoth tent on the property. There will be two sessions daily, the tent being electrically lighted in the evenings.

Recent Buyers of Realty

Watson Vanderpoel is the buyer of

the Life Publishing Company property

at 17 to 23 West Thirty-first Street,

sold recently. It carries mortgages of \$350.000 and consists of a four-story building, a five-story building and a nine-story apartment house.

Bastine & Co. negotiated the recently reported sale for the Greenwich Savings Bank of the southeast corner of Lavington Avenue and 118th Street.

Margaret J. Kenrick is the purchaser of the apartment at 11 West Sixty-fifth Street, sold recently by Alfred M. Rau.

In the Auction Market

By Henry Brady
CHERRY ST, 221, 8 s, 218.9 e Pike st,
44.9x60x irreg, 5 sty tunt and stores,
Metropolitan Saygs Bank act Bower Real,

P. M. 12:05-133d St. and Southern Boule-vard; auto of Burns Bros Trifling 12:55-1140 Broadway; New York Leather Co..........Unknown 5:10-251 Mercer St.; Philip Le.

5:30—243 W. 177th St. Samuel A. Saeger Unknown
5:35—223 E. 26th St. Beilevue
School for Nurses. Triffing
6:05—172 Brondway, A. Gury, Unknown
7:15—36 W. 139th St., C. Jones. Triffing

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tate Section will be inserted

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on Saturday aftermoon. COMPLETE means

Leather Realty Company

#### Albany Flats Sixteen-Story Concrete On Broadway Will Be Erected at Frankfort In New Deal

Session of Legislature Corporation to Take Over building is to be constructed at 98 to 102 Gold Street and 49 to 53 Frankfort Store Apartments on Street, southeast corner, by the Hide Block Front Between and Leather Realty Company, Inc. 51st and 52d Streets Louis J. Robertson, president, which has awarded the general contract to

Thompson Binger, Inc. It will cover The 1657 Broadway Corporation, T. Curb Extortionate Rates; L. Cunningham, president, has been to 189 feet high. The cost has been Senator Abeles to Offer It formed to take over the Albany Flats, comprising the westerly block front floors will be used for office purposes, Merchant and manufacturing ten- on Broadway, between Fifty-first and and the sixth to fifteenth floors for ants who are suffering from oppressive Fifty-second streets. The other two lofts and offices. The Hide and Leather rentals have decided to add their com- directors are A. L. and F. L. Cook. The Club will take over the sixteenth floor rentals have decided to add their complaints to those of householders at the special session of the Legislature called by Governor Smith to take up the critical housing situation.

directors are A. L. and F. L. Cook. The property consists of a five-story structure with stores, on a plot fronting 201 feet on Broadway and 108 feet on each the critical housing situation.

Club will take over the sixteenth floor for a clubroom.

The New Netherland Bank of New York has awarded the contract for altering the first, second, third and fourth floor of their building at 41 West Third floor of the first second, third and floor of their building at 41 West Third floor of the first second, the floor of their building at 41 West Third floor of the first second, the first second is the first second of the first second in the first second in

Activity in Lower East Side

R. Angell resold for a client of E.
Fixman, attorney, to Samuel Horowitz the five-story front and four-story rear tenements at 50 Ridge Street, 25x 100, near Delancey Street. The buyer will modernize the property from Amelia M. Bauchle.

Joseph Hamerslag bought from D. Glaser the five-story tenement 625 East Sixth Street, 24,9x90.10.

George Ehret sold 404 East Tenth Street, a five-story tenement with stores, 25x92.3, near Avenue C.

An auction of 350 building sites at Willowdale Terrace, Port Washington, L. I., will begin to-morrow and continue on other days until August 25. The sale will be conducted by the Gerth's Realty Experts, Inc., of New Orleans and New York. The property to be disposed of is the holdings of Charles W. Kopp. It is located in a choice residential and business section on both sides of the Long Island Railroad within a few minutes' walk from the station.

The sale will be held in a mammoth tent on the property. There will be Activity in Lower East Side

More 39th St. Realty

Purchases Building Adjoining Its Older Structure West

The Pictorial Review has added another parcel to its holdings on West Thirty-ninth Street, just west of Seventh Avenue. It has acquired in the name of Herman B. Goodstein, who has acted for the concern in previous realty deals, from Margaret Orton and others the three-story building at 228 West Thirty-ninth Street, 20.7x98 8. It adjoins the older Pictorial Review Building at 216-226 West Thirty-ninth Street. The new structure of the Review is on the Seventh Avenue and Thirty-ninth Street corner.

38th Street Store Building Sold

Savings Bank of the southeast corner of Lexington Avenue and 118th Street. The purchasers are reported as various tenants on the premises. They include Henry Hof, John A. Beuermann, Peter Spengler, John L. F. Johnson and Charles A. Claney.

Mary Blatus is the purchaser of the dwelling at 145 West Sixty-first Street, sold recently. Jacob Metsch sold to William H.
Brew the four-story building with store at 204 East Thirty-eighth Street, 21x84.

Resale of 52d St Ruilding

Resale of 52d St Ruilding

The five-story stable at 3 5-341 West Sixteenth Street, 100x92, has been sold by Edward H. Landon to the 335 West Sixteenth Street Corporation.

A. M.

7ill Add Six More Stories
To West 31st Street Factory
The six-story factory at 446 to 454

Test Thirty-first Street Add to 454

Resident of Hartsdale

Raid Reveals Stolen Furs

Couple, Who Said Plunder Wass
Left in Their Care, Held

After the discovery of \$5,000 worth

of furs vectorday in a rold on an

\$1,500,000 Bronx School apartment in Manhattan Avenue, a man describing himself as Alexander Friedman, a pharmacist, and a young woman who said she was Margaret O'Toole, a model, were lined up at Police Headquarters for identification. According to the police, the furs part of \$15,000 loot stolen from his establishment at 719 Sixth Avenue August 3. The prisonorers said the furs and been left in their care by a friend, a playround and gymnasium. They will be arraigned to-day stations A college preparatory and humor day school, maintained by Central V. M. C. A. 182,000,009 equipment; 3 gyms, 2 pools, lunch, room, Open on the police of \$15,000 loot stolen from his establishment at 719 Sixth Avenue August 3. The prisonorers said the furs had been left in their care by a friend. They will be arraigned to-day stating by Central V. M. C. A. 182,000,009 equipment; 3 gyms, 2 pools, lunch, room, Open of the largest in the stolen goods, having been held in \$3,500 hail by Magistrate Ten Eyck.

Disposes of Rockaway House

The Lewis H. May Company resold.

The Clinton Trading Corporation sold the former I. S. Remson development, known as Harbor Haven, on Jamaica Bay, It is understood that the purchasers intend making numerous improvements.

\$130,000 Loan on Realty Charles B. Van Valen, Inc., placed for Henry Allen a loan of \$130,000 on 119 Fulton Street, running through to 50 Ann Street, a new seven-story store and office building.

### **Buyers Crowding** Market Seeking

Operators Take Over Row West 139th Street;

The Harry H. Pace Realty Company bought the six three-story dwellings 311 to 321 West 139th Street, 102.99.11, from William Hertzberg.

Andrew Guidone bought from Lizzle Van Boskerck the two three-story dwellings at 661 and 663 West 187th Street, 33.4x94.11.

Cash for 139th Street House Cash for 139th Street House
Ryan & Co. sold for John P. Martin, of Yonkers, the three-story dwelling, 18.9x100, at 628 West 158th Street, to Mrs. E. Krull for all cash.
Porter & Co. sold for Lillie M. Knapp to Laura E. Walker the three-story dwelling 224 West 123d Street.
Shaw & Co. have sold for Irving Miller 13 East 187th Street, a three-story dwelling, 20x50x99.11.
Maris S. Simpson sold to Antonio Pagano the three-story dwelling 359
West Thirtieth Street, 18x98.9.
Sells 52d Street Property

FACTORY PROPERTY WANTED

the three-story dwelling 128 West 120th
Street, 19x100.11.

James G. Moses sold to Elsie B.
Smith the four-story dwelling 134 West
Eighty-sixth Street, 20x106.10.

Eugene H. Hickox bought from
Eristus B. Treat the three-story dwelling 948 St. Nicholas Avenue, 16.7x59.

Buying on V-1

Buying on East Side Private Homes

A. Katherine Wolf sold to Julius W. Kruger the two three-story dwellings 229 and 231 East 124th Street, 40x100. George and Anna Fischer bought from Adolph Bloch and another the four-story dwelling at 523 East Eighty-fourth Street, 25x102.2.

Sales on East Side Investor Buys Flat on Loring Place in Bronx

> Most of the Activity in Northerly Borough Is of Dwell-ing Property John Stukitz sold the five-story

apartment 1920 Loring Place, 40x106,

Miller 13 East 187th Street, a threestory dwelling, 20x50x99.11.

Maris S. Simpson sold to Antonio
Pagano the three-story dwelling 359
West Thirtieth Street, 18x98.9.

Sells 52d Street Property
H. A. Rubenstein sold to Lillas Piper
the four-story dwelling 64 West Fiftysecond Street, 20x100.5.

Dora Weisinger sold to Nady Brody

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20 Acre Estate old Colonial dwelling, 12 repair outbuildings; beautifully legated in hills of Westerster; price \$40,000; might O'CONNOR REAL ESTATE AGENCY. 221 Huguenot St. Tel. 594 New Rochelle. PLOT, 100x200, 8 rooms, bath, attic front, rear porches, concrete cellar; laundry, electricity, gas, open fireplaces, hot water heating, garage, shrubbery; 5 minutes to atation; \$15,000; cash, \$5,000. Nutley, 90 Meibourne ave., Mainaroneck, N. Y.

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OFFICES; very light, desirable; moderate rental, considering building; immediate boxession. Vanderbilt 5610.

SPACE TO LET, suitable for office or light manufacturing, in Maiden Lane, 1,200 square feet, or part. Phone 2585 John.

FIGURATION Real Estate APARTMENTS FOR SALE-QUEENS A FEW Four and Five room apartments

for immediate occupancy are being offered on the Tenant-Ownership Plan in the Hicks-Stryker Apartment Buildings, Woodside L. I., 18 minutes from Grand Contral Station on subway. Buildings are new and up-to-date. Small cash payments; balance monthly.

Take subway at Grand Central Station to Woodside, or phone Newtown 499 or Newtown 2361 for appointment. UNFURNISHED HOUSES TO LET LEXINGTON AVE. 813.—Four story high basement, 5-10 years; 55,000 net. Phone Plaza 2874, Mrs. Johnson.

Plaza 2874, Mrs. Johnson.

Brightwaters Office, Head of Harbor, or Brooklyn Office, 26 Court Street,

UNIVERSITY HEIGHTS Just Completed Ready for Occupancy 3-4-5-6 Room Apts. Similar to Park Ave. Apart-

LARGE, LIGHT & AIRY with every conceivable improvement. Location restricted and

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high class, available October 1st.
L. K. SCHWARTZ CO.,
-Agents110 W. 40th St. Tel. Bryant 4958, 60TH ST., 42 EAST. Unfurnished apt., 2 rooms and bath; \$135 month; long or short term. Mrs. Johnson, phone Plaza 2974. 183D ST. and Grand Concourse, s. w. cor ner, new house, apartments of 3 and 192D ST. and ST. NICHOLAS AVE., n. e cor., new house, apartments 3-4 rooms.

Long Island FOREST HILLS GARDENS, L. I.
Two splendid elevator buildings, 165 apartments, selection of 1-2-3-4-5 room apartments, 1 and 2 baths, still available; 360 to \$3,000. Apply "The GARDENS APARTMENT" by station. Fifteen minutes from Penn Station, N. Y. C. Nearest and finest suburb. Neighbors of character. Phone Boulevard 6545. Guyon L. C. Earle, Agent 260 West 86th St.

FURNISHED APARTMENTS TO LET FIFTH AVE., between 49th and 50th sts.— Furnished apartment, parlor, bedroom and bath; elevator and maid's service; to sublet till October 1st; rent reasonable. Apply Miss Weiner, Phone Murray Hill 6383.

NEW JERSEY REAL ESTATE Another Bargain

Am anxious to sell within the coming three weeks fine home property consisting of pretty house of modern Cotonial architecture containing eight rooms and dainty tile bath and fine sleeping ballony, all improvements and half acre piot, with fine lawn, garden flowers and shade trees; easy commuting distance; in heart of Jersey's most beautifut suburban community; near express statio and triple lines; water and bathing righting of with the land;

\$7,500 ON EASY\TERMS

takes it complete, ready to move into; \$5,000 now on first mortgage, not included in above amount, can remain. PERSONAL, Postoffice Box 1107, City Hall Station, New York City.

MORTGAGE LOANS North Jersey Title Insurance Co.,

CHARMING Colonial cottage, 7 rooms and bath, every modern conventence; fine interior trim; beautifoily situated in restricted park on plot 55x125; 46 minuses out on the main line of Penn R. R.; 6 minutes to station and country club. Price \$8,350, \$2,500 cash, belance reasonable terms. L. W. SHARRETTS. Suite 446, 1323 Broadway Phone Greeley 6581.

S. RLINGTON, N. J., main line New York to Atlantic City—3 story brick, 14 rooms, double, frontage and porches, newly removated, hot water heat, electricity, bath, gas targe, laundry tubs; large fot, ideal doctor's home. Address h. B. M. Box 56 Burlington, N. J.

ENGLEWOND Real Estate
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H. Weatherby & Co., Englewood, N. J. COMMUTER'S FARM, fourteen acres; nin-room house; barn; twenty miles, Eri-Rallroad, L., Box 242, Tribune.

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AUCTI NEERS. EASTERN OFFICES; 191 WEST 42d ST., NEW YORK CITY

\$3,900 buys beautiful \$12,000 house; large preclosed plot, wide boulevard, near station, half hour Manhattan; steam heat; plot as low as \$300; builders available tied bath; parquetry, artistic decorations. 2,000 cash, balance easy payments. Save prokerage.